



## Unit 8 Townsend Road, Leicester, LE19 4PG

**£675**

AVAILABLE NOW! A detached commercial unit situated in the Heart of Enderby of approx 900 sq/ft, with the benefit of single phase electrics, wash facilities and hot water.

Viewings are strictly by appointment only.

### **Fees & Charges**

The Tenant will be required to contribute towards items of common expenditure, and building insurance.

The incoming Tenant will be required to cover the Landlord's reasonable costs incurred in drawing a new lease agreement.

There will be an administration fee of £200 + vat payable to secure the property.





Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC